

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
N/S Mayflower Road, 11 ft. E of
c/l Lennings Knoll Court
8916 Mayflower Road
14th Election District
6th Councilmanic District
Scott L. Ketchem, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-65-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Scott L. Ketchem and Margaret E. Ketchem, his wife, for that property known as 8916 Mayflower Road in the Lennings Knoll Subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B01.2.C.1b and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a screened enclosed deck and to amend the 1st Amended Final Development Plan of Lennings Knoll for Lot No. 11. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

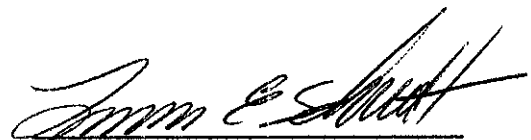
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 1995 that the Petition for a Zoning Variance from Sections 1B01.2.C.1b and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for a screened enclosed deck, and to amend the 1st Amended Final Development Plan of Lennings Knoll for Lot No. 11, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECORDED FOR FILING
2025 SEP 21 10 10 AM
J. H. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 20, 1995

Mr. and Mrs. Scott L. Ketchem
8917 Mayflower Road
Baltimore, Maryland 21237

RE: Petition for Administrative Variance
Case No. 96-65-A
Property: 8917 Mayflower Road

Dear Mr. and Mrs. Ketchem:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

RECEIVED





Petition for Administrative Variance

96-65-A

to the Zoning Commissioner of Baltimore County

for the property located at 8917 MAYFLOWER RD
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1b & 301.1A

To allow a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a screened enclosed deck and to amend the 1st Amended Final Development Plan of Lennings Knoll for Lot #11.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

REQUESTING PERMISSION TO CONSTRUCT A WOOD 16'X12' DECK WITH AN ALUMINUM SCREEN ENCLOSURE. THIS IS BEING ENCLOSED IN PREPARATION OF TAKING IN MY MOTHER WHO HAS BEEN DIAGNOSED WITH DEMENTIA CAUSED BY ALZHEIMERS. THIS WOULD ALLOW HER TO BE OUTSIDE IN A CONFINED AREA THAT WOULD KEEP HER FROM WANDERING AWAY.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

SCOTT L. KETCHUM
(Type or Print Name)

Scott L. Ketchum
Signature

MARGARET E. KETCHUM
(Type or Print Name)

Margaret E. Ketchum
Signature

8917 MAYFLOWER RD 686-6835
Address Phone No.

BALTIMORE MD 21237
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: gf

DATE: 8/14/95

ESTIMATED POSTING DATE: 8/27/95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 66

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8917 MAYFLOWER RD
address
BALTIMORE MD 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE FRONT PAGE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Scott L. Ketchem
(signature)
SCOTT L. KETCHEM
(type or print name)



Margaret E. Ketchem
(signature)
MARGARET E. KETCHEM
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Margaret & Scott Ketchem

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 12, 1995
date

Darlene S. Welsh
NOTARY PUBLIC

My Commission Expires: 5/1/99

MICROFILMED

This is a copy of a certificate I requested from Franklin Square. I did not use it because the family has hired care seven days a week to meet Mrs. Crilley's needs. The certificate was issued after a psychiatric evaluation was completed. At this point we are ruling out neglect because the family is responsive and has established a good care plan. Mr. Crilley, who has really tried to care for his wife, should also benefit from the extra help.

Thank you, 887-
Ann Monfred 2534
Social Worker
Baltimore Co. D.S.S.

PHYSICIAN'S CERTIFICATE

I, Dante Robert Rhodes, M.D., do hereby certify: 96-65-A

1. That I am a physician duly licensed to practice medicine in the State of Maryland, having specialized in the field of psychiatry for 12 years.

2. That on the 6th day of April, 1995, I examined Eileen Crilley, and find that he/she is suffering from a disability by reason of which he/she is not capable of taking charge of and/or managing his/her personal affairs and property; that the disability is diagnosed as, Dementia which is caused by Alzheimers.

3. That the extent and probable duration of the disability is anticipated to be permanently.

4. Further, I am of the opinion that due to the present condition of the disabled, it would serve no useful purpose to have him/her appear before the Court as a witness, or to be present at any hearing before any Court concerning disability and treatment, and it is recommended that the presence of the disabled before any Court be dispensed with.

5. That the disabled is considered incapable of comprehending the meaning of the appointment of a Guardian on his/her behalf, and

66

therefore lacks the capacity to consent to the appointment of a Guardian.

6. That the disabled has the following medical condition requiring treatment:

96-65-A

Congestive heart failure, hypertension, diabetes

7. That the disabled is in need of the following treatment:

regular medicines, oxygen.

(the patient can't remember to take her meds)

and supervision.

8. That the following risks are posed by not providing the proposed medical treatment:

death.

9. That the following risks are posed by providing the proposed treatment:

usual side effects.

I, the undersigned, do hereby further certify, under the penalties of perjury, that all of the statements set forth in the foregoing Certificate are true and correct to the best of my knowledge, information and belief.

DATE:

4/11/95
PHYSICIAN'S SIGNATUREnls\guardadp\PHYSCHRT.FRM
1/14/94

96-65-A

ZONING DESCRIPTION FOR 8917 MAYFLOWER RD. BALTIMORE, MD 21237

Beginning at a point on the North side of Mayflower Rd., which is 50 feet wide, at the distance of 11 feet East of the center line of Lennings Knoll Court, which is 50 feet wide. Being Lot #11, Block —, Section # — in the subdivision of Lennings Knoll as recorded in Baltimore County Plat Book #67, Folio #22, containing 5460 square feet. Also known as 8917 Mayflower Rd. Baltimore, MD 21237 and located in the 14th Election District, 6th Councilmanic District.

#66

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towne, Maryland

96-65-A

District 14th Date of Posting 9/3/95
Posted for: Variance
Petitioner: Scott & Margaret Ketchum
Location of property: 8917 Mayflower Rd., N/1
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 9/8/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004657

DATE 8/16/95 ACCOUNT P-001-615-000

96-65-A

AMOUNT \$ 135.00

RECEIVED FROM: Scott L. KETCHUM

010	Variance	--	\$ 50	ITEM # 66
080	Sign	---	\$ 30	
030	SPH Amend		\$ 50	TAKEN: JRF

02A02811Z

BA 009:13AM08-16-95

\$135.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 66

Petitioner: SCOTT L. KETCHEM

Location: 8917 MAYFLOWER ROAD BALTO, MD, 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SCOTT L. KETCHEM

ADDRESS: 8917 MAYFLOWER ROAD

BALTO, MD, 21237

PHONE NUMBER: 686-6835

AJ:ggs

MICROFILMED

(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-65-A (Item 66)
8916 Mayflower Road
N/S Mayflower Road, 11' E of c/l Lennings Knoll Court
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 3, 1995. The closing date (September 18, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Scott and Margaret Ketchem



MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1995

Mr. and Mrs. Scott Ketchem
8917 Mayflower Road
Baltimore, MD 21237

RE: Item No.: 66
Case No.: 96-65-A
Petitioner: S. A. Ketchem, et ux

Dear Mr. and Mrs. Ketchem:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a printed name and title.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Sub Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ⁴Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, (66), 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Keins

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, //
74, 75, 77, 79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

SEP 5 1995

ZADM





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 066 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
J. JOSEPH CURRAN, III
STUART A. SCHAOT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

96-65
215
JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

January 2, 1996

VIA HAND DELIVERY

Honorable Lawrence Schmidt
Zoning Commissioner for
Baltimore County
Old Court House
Towson, Maryland 21204

Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
8th Election District
3rd Councilmanic District
Koinonia Partnership - Petitioner

Dear Commissioner Schmidt:

In the course of a meeting today with representatives of the Valleys Planning Council concerning the above-captioned special hearing petition, the Petitioners were asked to join in a request for continuance of the hearing which is currently scheduled for Thursday, January 4, 1996 at 9:00 a.m. in Room 118 of the Old Courthouse.

In the good faith interest of exploring a resolution of certain underlying questions with regard to this case, Koinonia Partnership has agreed to the continuance requested by the Valleys Planning Council. Accordingly, please do not reset this case for approximately ninety (90) days.

Thank you for your kind consideration of this request. If you prefer, I will be happy to appear in person to place this joint request on the record Thursday morning.

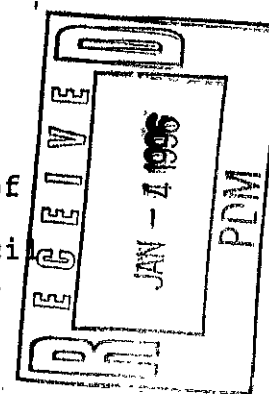
Respectfully submitted,

Stephen J. Nolan
Stephen J. Nolan

SJN:mao

cc: Dr. John Bernstein, Valleys Planning Council
Arnold Jablon, Director, Baltimore County Department of
Permits and Development Management
Peter Max Zimmerman, Esquire, Office of People's Council
Carole S. Demilio, Esquire, Office of People's Council
Koinonia Partnership

MICROFILMED



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

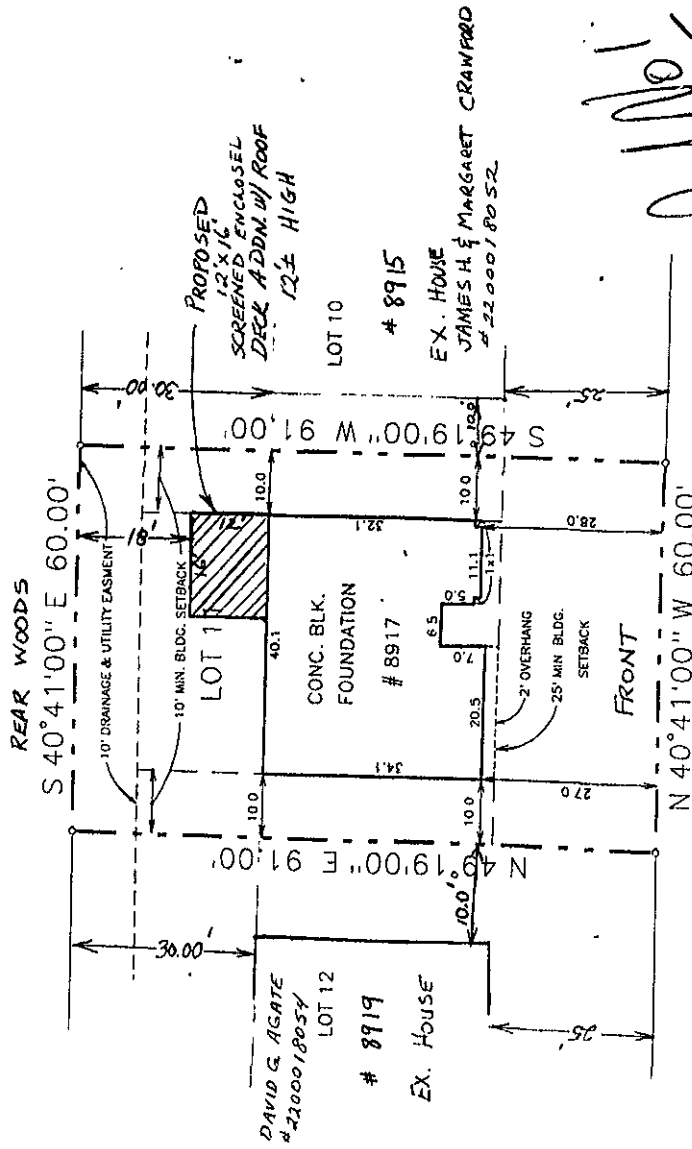
PROPERTY ADDRESS: 8917 MAYFLOWER RD. See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LENNINGS KNOLL

plat book # 67, folio # 22, lot # 11, section # —

OWNER: SCOTT L. + MARGARET E. KETCHUM

96-65-A



MAYFLOWER ROAD

50' R/W 30' PAVING
PUBLIC

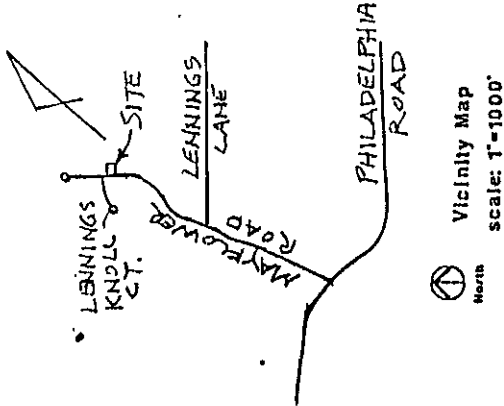


North

date: 8/14/95

prepared by: SLK

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 14TH

Councilmanic District: 6TH

1"=200' scale map#: NE-5G

Zoning: D.R. 3.5

Lot size: .125 acreage 5460 square feet

public ☐ private ☐

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: SLK ITEM #: 66 CASE#: —

96-65-A

#66

SITE

LENNIGS
ENROLL
ST.

MAYFLOWER RD.

LENNIGS
LAKE

GARTH

CRESTVIEW

D.R. 3.5

MAYFLOWER

MICROFILMED

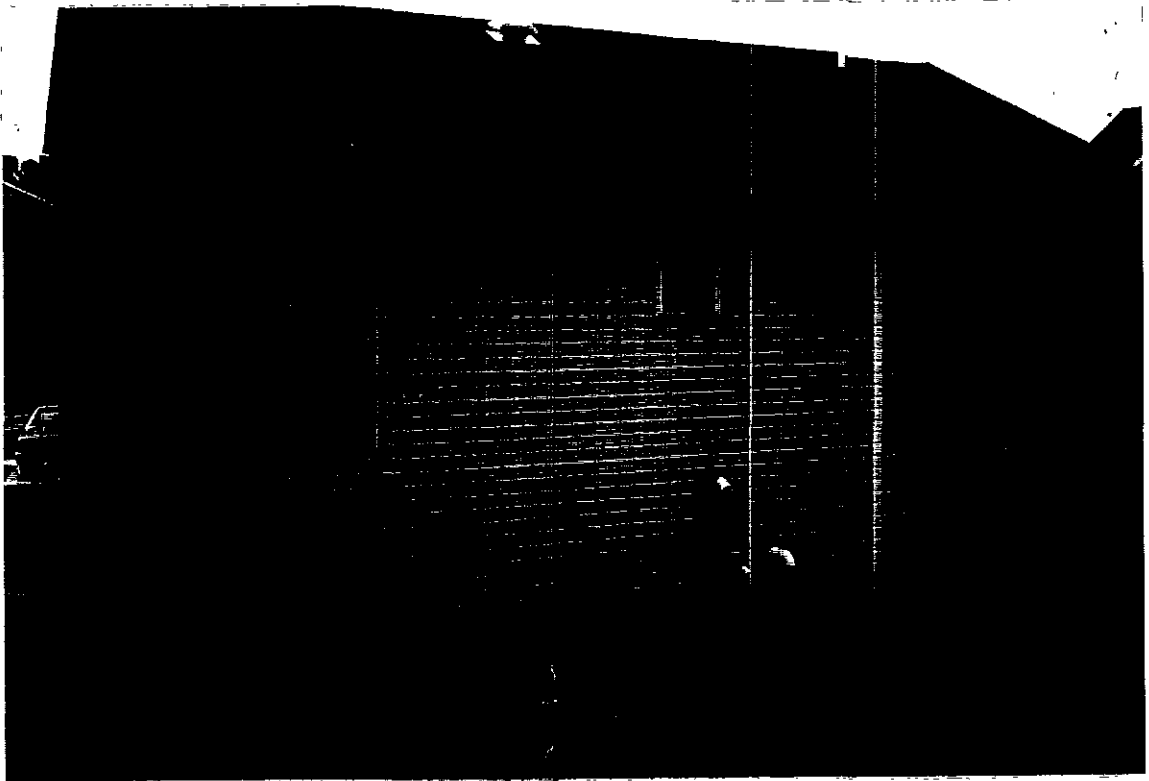
PHILADELPHIA

RD.

ROSSVILLE
NE 59
SCALE: 1"=200'

PETITIONER(S) EXHIBIT ()

REAR VIEW OF HOUSE WHERE SCREENED DECK
WILL BE CONSTRUCTED.



VIEW FROM LEFT SIDE OF THE PROPERTY.

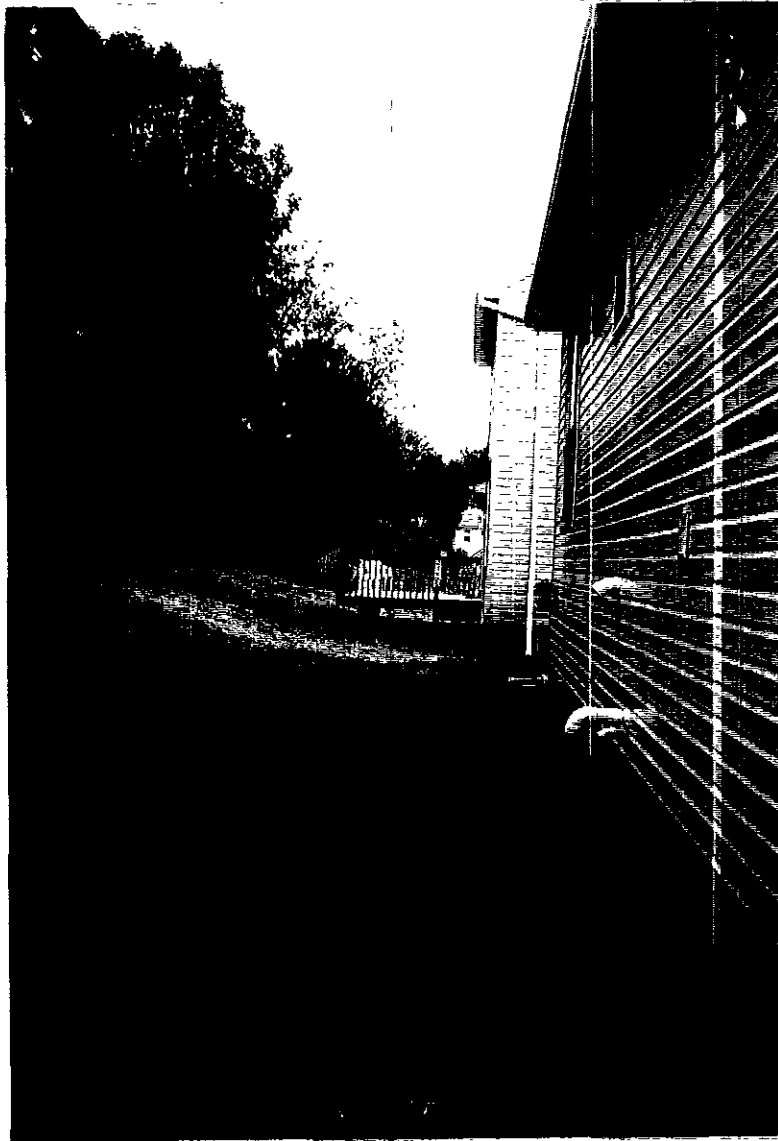
#66



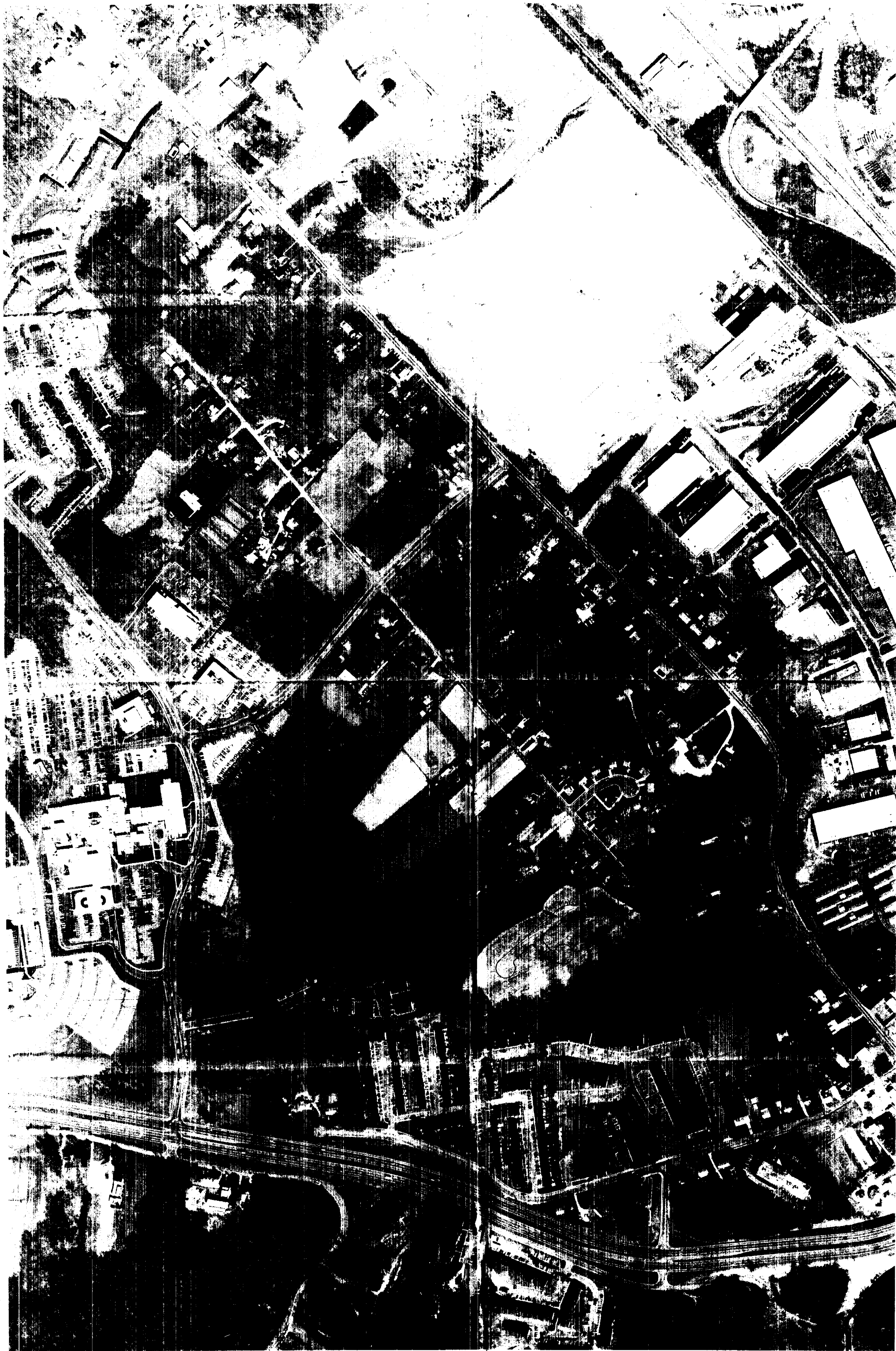
RECEIVED
JAN 10 1996
JAN 10 1996

PETITIONER(S) EXHIBIT ()

VIEW FROM RIGHT SIDE OF THE PROPERTY.



#66



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE
1" = 200'

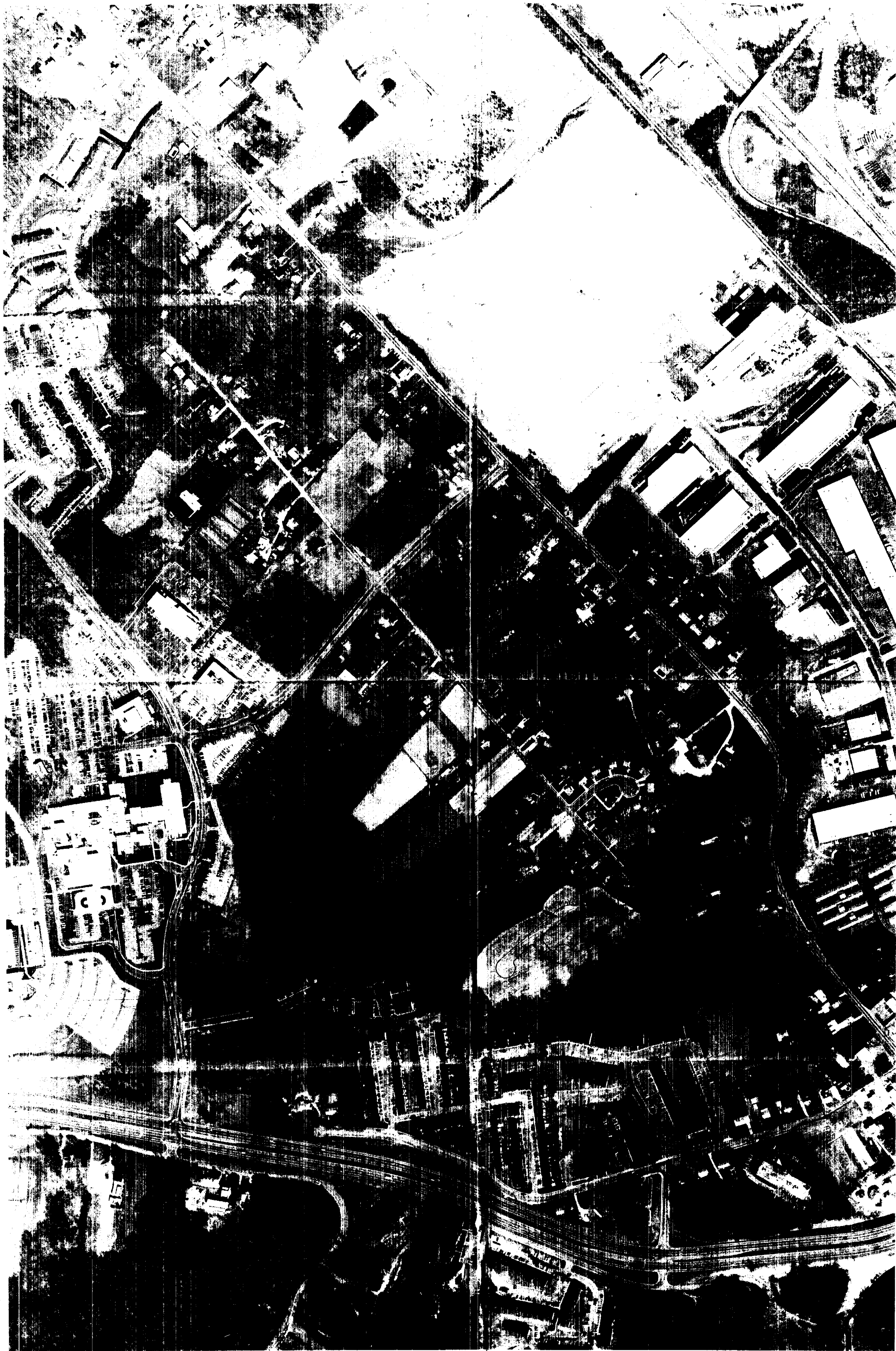
DATE
OF
PHOTOGRAPHY
JANUARY
1986

ROSSVILLE

NE
5-G

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

96-65-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

ROSSVILLE

NE
5-G

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

96-65-A

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Mayflower Road, 11 ft. E of
c/l Lennings Knoll Court
8916 Mayflower Road
14th Election District
6th Councilmanic District
Scott L. Ketchem, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-65-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 1995 that the Petition for a Zoning Variance from Sections 1B01.2.C.1b and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for a screened enclosed deck, and to amend the 1st Amended Final Development Plan of Lennings Knoll for Lot No. 11, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 20, 1995

Mr. and Mrs. Scott L. Ketchem
8917 Mayflower Road
Baltimore, Maryland 21237

RE: Petition for Administrative Variance
Case No. 96-65-A
Property: 8917 Mayflower Road

Dear Mr. and Mrs. Ketchem:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 8917 MAYFLOWER RD which is presently zoned DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1b & 301.1A. To allow a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a screened enclosed deck and to amend the 1st Amended Final Development Plan of Lennings Knoll for Lot #11.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
REQUESTING PERMISSION TO VARIATE A WIDE SIDE DECK WITH AN ALUMINUM SCREEN ENCLOSURE THIS IS BEING SUBMITTED IN ANTICIPATION OF TAKING IN MY MOTHER WHO HAS BEEN SUFFERING WITH ALZHEIMER'S DEMENTIA. THIS WOULD ALLOW HER TO BE SITUATED IN A COMFORTABLE AREA THAT WOULD KEEP HER FROM WANDERING AWAY. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is a subject of the Petition.
Current Purchaser/Lessee
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Attorney for Petitioner
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone No.: _____
Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone No.: _____

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing to be held on the _____ day of _____, 19____, at _____ o'clock, in the _____ room of the _____ of Baltimore County, and that the property be resubmitted to the Zoning Commission of Baltimore County.

REVIEWED BY: SP DATE: 8/16/95
ESTIMATED POSTING DATE: 8/27/95
ITEM #: 66

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8917 MAYFLOWER RD
BALTIMORE MD 21237

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include facts and/or practical difficulty)
SEE FRONT PAGE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a repeating and advertising fee and may be required to provide additional information.

Scott L. Ketchem
Type or Print Name
Margaret E. Ketchem
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 13th day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Margaret & Scott Ketchem

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 14, 1995
My Commission Expires: 5/1/99

Dr. Frances J. Rhodes, M.D., 410 887 4639
This is a copy of a certificate I requested from Franklin Square. I did not use it because the family has hired care seven days a week to meet Mrs. Criley's needs. The certificate was issued after a psychiatric evaluation was completed. At this point we are ruling out neglect because the family is responsive and has established a good care plan. Mr. Criley, who has really tried to care for his wife, should also benefit from the extra help.

Thank you, FF7-
Ann Bradford 2534
Social Worker
Baltimore Co. D.S.S.

I, Dr. Frances J. Rhodes, M.D., do hereby certify: 96-65-A

1. That I am a physician duly licensed to practice medicine in the State of Maryland, having specialized in the field of Psychiatry for 12 years.

2. That on the 6th day of April, 1995, I examined Eileen Criley, and find that he/she is suffering from a disability by reason of which he/she is not capable of taking charge of and/or managing his/her personal affairs and property; that the disability is diagnosed as Dementia which is caused by Alzheimer's.

3. That the extent and probable duration of the disability is anticipated to be permanent.

4. Further, I am of the opinion that due to the present condition of the disabled, it would serve no useful purpose to have him/her appear before the Court, as a witness, or to be present at any hearing before any Court concerning disability and treatment, and it is recommended that the presence of the disabled before any Court be dispensed with.

5. That the disabled is considered incapable of comprehending the meaning of the appointment of a Guardian on his/her behalf, and

APR 19 '95 410 887 4639 Ellen Criley
therefore lacks the capacity to consent to the appointment of a Guardian.

6. That the disabled has the following medical condition requiring treatment: 96-65-A
Compulsive heart failure, hypomania, diabetes

7. That the disabled is in need of the following treatment: regular medicines, oxygen
I (the patient) only remember to take her meds
and supervision.

8. That the following risks are posed by not providing the proposed medical treatment: death

9. That the following risks are posed by providing the proposed treatment: usual side effects

I, the undersigned, do hereby further certify, under the penalties of perjury, that all of the statements set forth in the foregoing Certificate are true and correct to the best of my knowledge, information and belief.

DATE: 4/14/95
PHYSICIAN'S SIGNATURE: Dr. Frances J. Rhodes

ZONING DESCRIPTION: FOR 8917 MAYFLOWER RD. BALTIMORE, MD 21237

Beginning at a point on the North side of Mayflower Rd., which is 50 feet wide at the distance of 11 feet East of the center line of Lennings Knoll Court, which is 50 feet wide. Being Lot #11, Block 1, Section # in the subdivision of Lennings Knoll as recorded in Baltimore County Plat Book #67, Folio #22, containing 5460 square feet. Also known as 8917 Mayflower Rd. Baltimore, MD 21237 and located in the 14th Election District, 6th Councilmanic District.

#66

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 9/3/95
Posted for: Variance
Petitioner: Scott L. Ketchum
Location of property: 8917 Mayflower Rd., Hh
Location of Sign: Property, on property, being posted
Remarks:
Posted by: [Signature] Date of return: 9/1/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8/16/95 ACCOUNT: P-001-615-000
96-65-A AMOUNT: \$ 135.00
RECEIVED FROM: SCOTT L. KETCHUM ITEM # 66
010 Variance -- \$ 50
050 Sign -- \$ 30
030 Sign Amend \$ 50 TAKEN: JRF
FOR: 030 Sign Amend \$ 50 \$135.00
102017011 8/16/95
PA 13001134000-13-95
VALIDATION OR SIGNATURE OF CASHIER
WHITE: CASHIER PUR: AGENCY YELLOW: CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 66

Petitioner: SCOTT L. KETCHUM

Location: 8917 MAYFLOWER ROAD BALD. MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SCOTT L. KETCHUM

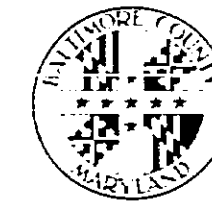
ADDRESS: 8917 MAYFLOWER ROAD

BALD. MD. 21204

PHONE NUMBER: 686-6835

ADJ:gg

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-65-A (Item 66)
8917 Mayflower Road
8/8 Mayflower Road, 11' E of c/o Lennings Knoll Court
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3351. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before September 1, 1995. The closing date (September 18, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the notice be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Scott and Margaret Ketchum



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1995

Mr. and Mrs. Scott Ketchum
8917 Mayflower Road
Baltimore, MD 21237

RE: Item No.: 66
Case No.: 96-65-A
Petitioner: S. A. Ketchum, et ux

Dear Mr. and Mrs. Ketchum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:aw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL

ITEM62/PZONE/ZAC1

Baltimore County Government
Fire Department

790 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, 74, 75, 77, 79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED
SEP 5 1995
ZADM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 066 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

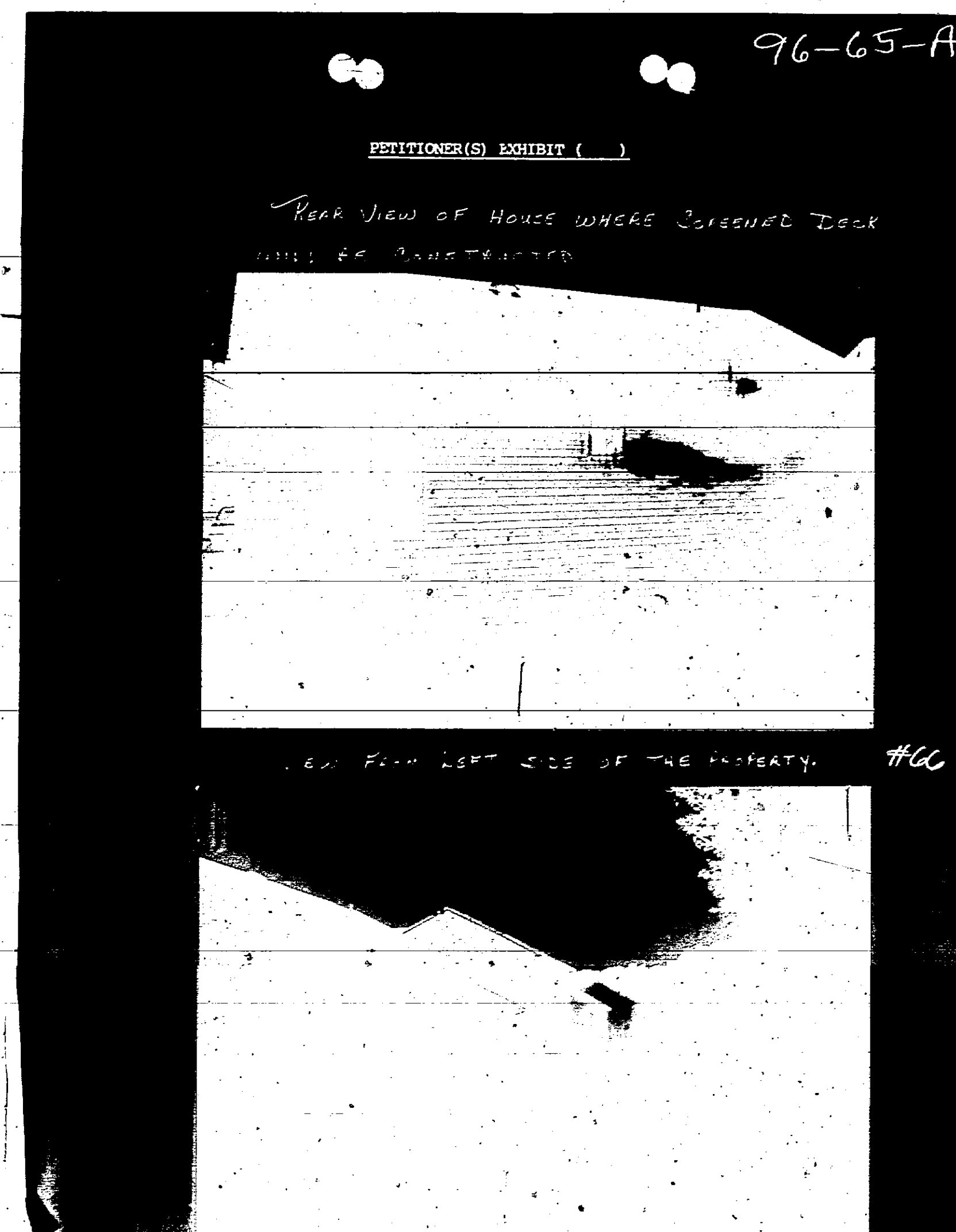
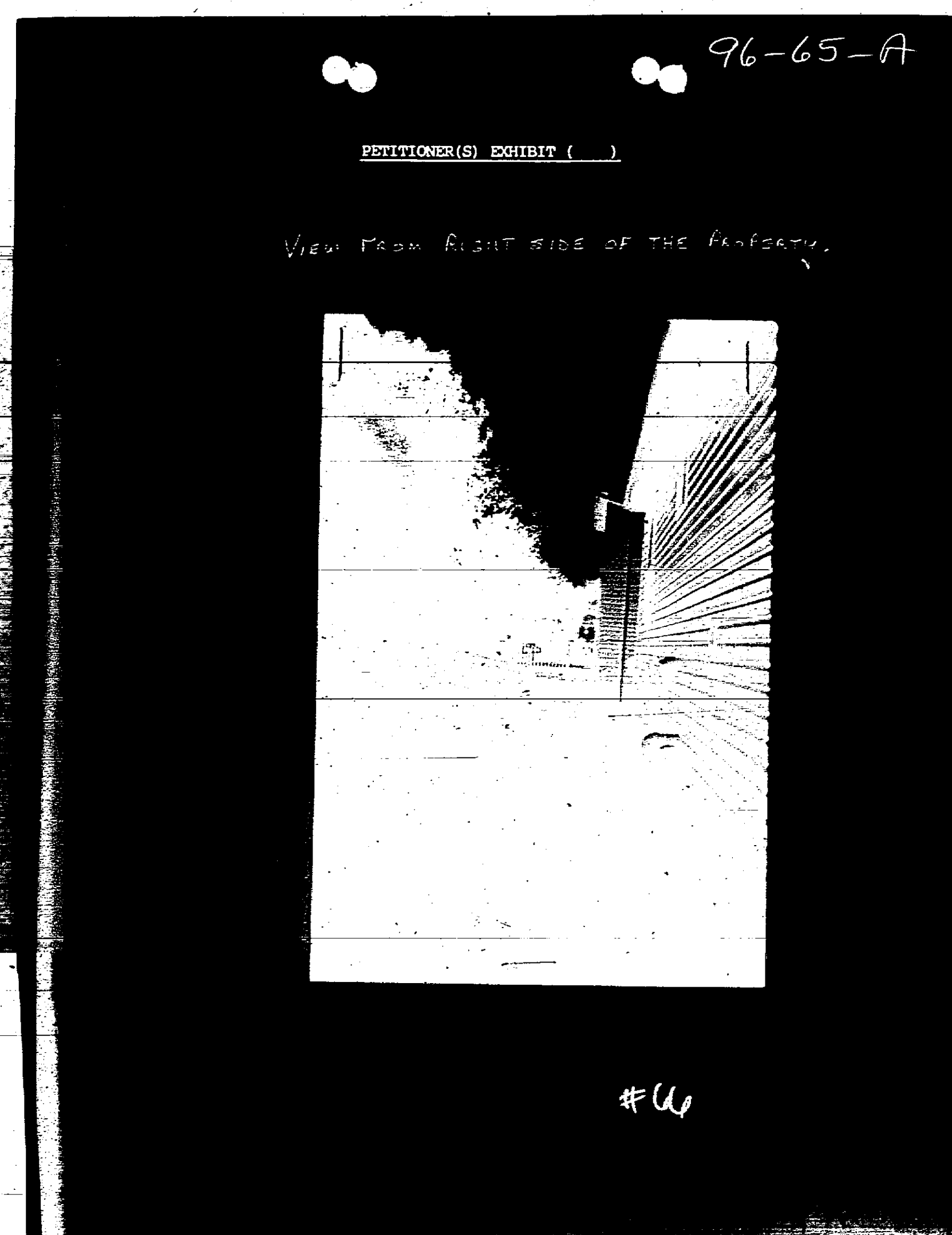
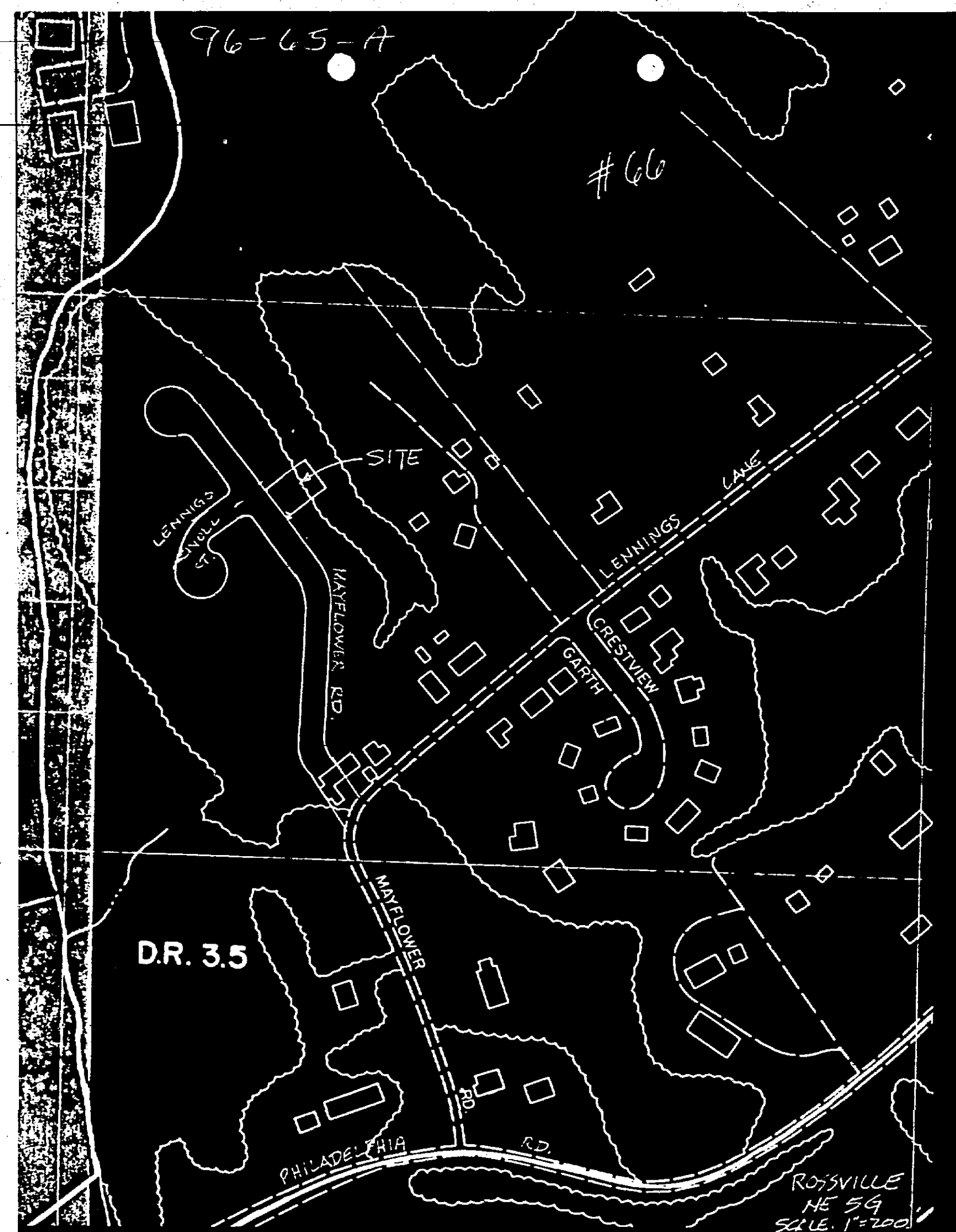
Very truly yours,

[Signature]
for Ronald Burns, Chief
Engineering Access Permits
Division

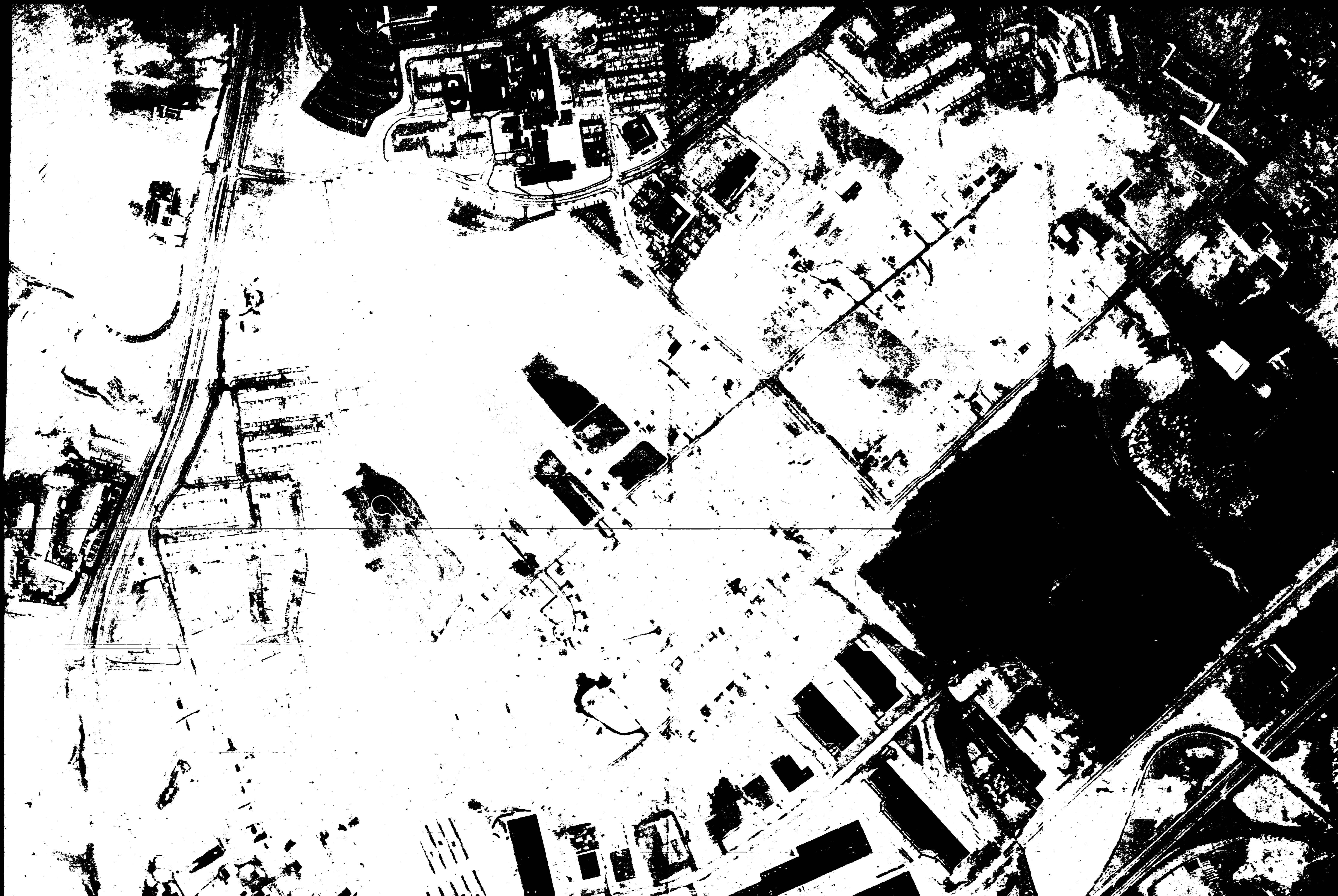
BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

CC: Dr. John Bernstein, Valleys Planning Council
Arnold Jablon, Director, Baltimore County Department of
Permits and Development Management
Peter Max Zimmerman, Esquire, Office of People's Council
Carole S. Demilio, Esquire, Office of People's Council
Koinonia Partnership

[illegible]

96-65-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1996

LOCATION
ROSSVILLE

SHEET
N.E.
5-G